

# **Kansas Law Course**

## **Content Outline**

4 hours

This course shall follow the state content outline for the Kansas broker's examination with primary emphasis on the Kansas Brokerage Relationships in Real Estate Transactions Act (BRRETA).

- I. Duties and powers of the Kansas Real Estate Commission
  - A. General powers and duties, membership
  - B. Examination of records
  - C. Investigation, hearings, and appeals
- II. Licensing requirements
  - A. Activities requiring a license
  - B. Exemptions from licensure
  - C. Qualifications, examination, denial of license
  - D. Restricted license
  - E. Renewal of license
  - F. Education requirements
  - G. Change in license
  - H. Deactivated ("inactive") license
- III. Requirements governing activities of licensees
  - A. Prohibited acts
  - B. Place of business and company names
  - C. Handling of trust funds and trust accounts
  - D. Records
  - E. Reporting requirements
  - F. Advertising
  - G. Commissions/Referral/Relocation Fees
- IV. **Brokerage Relationships in Real Estate Transactions Act (BRRETA)**
  - A. **Definitions as used in BRRETA**
  - B. **Written agency agreements**
  - C. **Minimum requirements of a seller's or landlord's agent**
  - D. **Minimum requirements of a buyer's or tenant's agent**
  - E. **Minimum requirements of a transaction broker**
  - F. **Designated agency**
  - G. **Real estate brokerage relationships**
    - 1. **brochure**
    - 2. **disclosures**

**H. Termination of brokerage relationships**

**I. Compensation**

**J. Imputed knowledge**

- V. Penalties for violation
  - A. License revocation, suspension, condition, restriction, censure of licensee, and civil fines
  - B. Criminal prosecution
- VI. Kansas Real Estate Recovery Revolving fund